069.0	0001	0013.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,310,400	/	1,310,400
USE VALUE:	1,310,400	/	1,310,400
ASSESSED:	1,310,400	/	1,310,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
50		FAIRVIEW AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHUNIAS JENNIFER
Owner 2:	
Owner 3:	
Street 1:	50 FAIRVIEW AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HOLMES JOHN K -
Owner 2:	-
Street 1:	317 MYSTIC ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,147 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Aluminum Exterior and 2697 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10147.000	798,200	5,100	507,100	1,310,400
Total Card	0.233	798,200	5,100	507,100	1,310,400
Total Parcel	0.233	798,200	5,100	507,100	1,310,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 485.93 | /Parcel: 485.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 43777

GIS Ref

GIS Ref

Insp Date 06/11/18

!5895!

PREVIOUS ASSESSMENT

Parcel ID: 069.0-0001-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	792,800	5100	10,147.	507,100	1,305,000	1,305,000	Year End Roll	12/18/2019
2019	101	FV	541,600	5100	10,147.	470,900	1,017,600	1,017,600	Year End Roll	1/3/2019
2018	101	FV	299,200	5100	10,147.	470,900	775,200	775,200	Year End Roll	12/20/2017
2017	101	FV	299,200	5100	10,147.	412,900	717,200	717,200	Year End Roll	1/3/2017
2016	101	FV	299,200	5100	10,147.	376,700	681,000	681,000	Year End	1/4/2016
2015	101	FV	282,800	5100	10,147.	333,200	621,100	621,100	Year End Roll	12/11/2014
2014	101	FV	282,800	5100	10,147.	315,100	603,000	603,000	Year End Roll	12/16/2013
2013	101	FV	282,800	5100	10,147.	299,900	587,800	587,800		12/13/2012

PRINT

Date	Time
12/10/20	20:43:18

LAST REV

Date	Time
07/16/19	10:52:57

apro

PAT ACCT. 5895

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOLMES JOHN K,	71262-501	1	7/3/2018	Private	1,900,000	No	No		
MURPHY GEORGE R	69301-197		5/18/2017	Change>Sale	1,190,000	No	No		
MURPHY GEORGE/E	29291-45		10/29/1998	Family	1	No	No		F

USER DEFINED

Prior Id # 1:	43777
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/21/2017	924	Heat App	16,000	C				
7/13/2017	799	Inter Fi	165,000	O				
5/19/2017	591	Inter-De	5,000	C				
5/23/2016	650	Re-Roof	9,375					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
6/11/2018	Permit Visit	DGM	D Mann
6/11/2018	Meas/Inspect	DGM	D Mann
1/7/2009	Meas/Inspect	345	PATRIOT
11/3/2000	Hearing Chag	189	PATRIOT
10/6/1999	Meas/Inspect	263	PATRIOT
7/27/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10147		Sq. Ft.	Site		0	70.	0.71	12									507,090						507,100	

Total AC/HA: 0.23294 | Total SF/SM: 10147 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 507,090 | Spl Credit | Total: 507,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1925	Eff Yr Blt:	2018
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	S - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.2	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.2	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.11466336
Const Adj.:	1.37686229
Adj $ / SQ:	199.516
Other Features:	110474
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	799788
Depreciation:	1600
Depreciated Total:	798188

COMMENTS

UAT=NO HEAT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 4		Baths: 1					HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

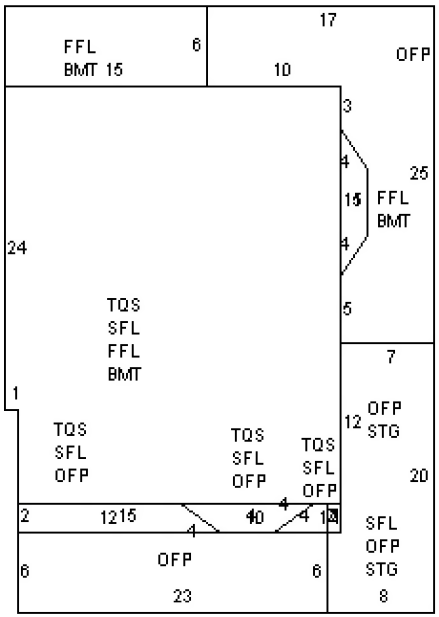
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	241.41
Special Features:	0	Val/Su Net:	208.24
Final Total:	798200	Val/Su SzAd	353.23

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	874	95.390	83,374
FFL	First Floor	874	199.520	174,377
SFL	Second Floor	775	199.520	154,665
TQS	3/4 Story	611	199.520	121,804
OFP	Open Porch	551	26.840	14,790
STG	Storage	148	10.120	1,498

Net Sketched Area:	3,833		Total:	550,508	
Size Ad	2259.6999	Gross Are	4077	FinArea	2697

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50	V	
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

069.0-0001-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1925	21.25	T	40	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:	Total: 5,100